

**MARKED AGENDA
ZONING REVIEW BOARD
OCTOBER 14, 2010
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES:

1. **Z-10-20-** An Ordinance by Council Members Michael Julian Bond, Aaron Watson, Joyce Shepherd, Ivory Young, Jr., Cleta Winslow and H. Lamar Willis to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the use chart for SPI-11 Vine City & Ashby Station Special Public Interest District Regulations so as to provide that two-family dwellings are not permitted principal uses within Subareas 1, 2, 3, 4, 5, 6, 7, 8, 8, 10, 11 & 12; so as to provide that rooming houses are not permitted principal uses within Subareas 1, 2, 3, 4, 5, 6, 7, 8, 8, 10, 11 & 12; so as to provide that additionally shelters are not permitted principal uses within Subarea 3; and for other purposes.
STAFF RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE
ZRB RECOMMENDATION: APPROVAL OF A SUBSTITUTE ORDINANCE

2. **Z-10-21-** An Ordinance to rezone property from the PD-H (Planned Development-Housing) District/Beltline Overlay District to the MR-3 (Multifamily Residential) District/Beltline Overlay District property located at **764 Highland Avenue, N.E.**, fronting approximately 122 feet on the north side of Highland Avenue beginning approximately 157 feet from the Northeast corner of Alaska Avenue. Depth: varies. Area: approximately 4.858 acres. Land Lot 19. 14th District, Fulton County, Georgia.
OWNER: RESIDENTIAL RECOVERY FUND, LLC
APPLICANT: STACY PATTON (FOR RESIDENTIAL RECOVERY FUND LLC)
NPU-M COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010
ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010

DEFERRED CASES:

3. **Z-10-09-**An Ordinance to rezone property from the R-4 (Single Family) Residential District to the PD-H (Planned Development-Housing) District property located at **972 BERNE STREET and 610 and 614 VERNON AVENUE, S.E.**, fronting approximately 50 feet on the north side of Berne Street beginning approximately 223 feet from the northeast corner of Vernon Avenue. Depth: approximately 349 feet. Area: approximately 1.68 acres. Land Lot 11. 14th District, Fulton County, Georgia.
OWNER: BEULAH HEIGHTS UNIVERSITY
APPLICANT: MICHAEL A. HAPONSKI
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: 60-DAY DEFERRAL-DECEMBER 2010
ZRB RECOMMENDATION: 60-DAY DEFERRAL-DECEMBER 2010

4. **Z-10-16-** An Ordinance to rezone property from the R-4 (Single Family Residential) District/Beltline Overlay District to the MR-3 (Multifamily Residential) District/Beltline Overlay District, for property located at **403 MONTGOMERY FERRY DRIVE, N.E.** Property fronting approximately 65.13 feet on the southeastern side of Montgomery Ferry Drive beginning 451.24 feet from the southwestern corner of Monroe Dive. Depth: approximately 150 feet. Area: approximately 0.22 acres. Land Lot 56, 17th District, Fulton County, Georgia.
OWNER: SARAH E. ASHTON
APPLICANT: SARAH E. ASHTON
NPU F COUNCIL DISTRICT 6
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010
ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010
5. **U-10-20-**An Ordinance granting a Special Use Permit for a **CHURCH** pursuant to Section 16-06.005 (1)(c) property located at **3267 AND 3309 JONESBORO ROAD, S.E.,** fronting approximately 508 feet on the west side of Jonesboro Road beginning 132.60 feet from the intersection of Jonesboro Road and Macedonia Road. Depth: varies. Area: approximately 3.29 acres. Land Lots 34 and 35, 14th District Fulton County, Georgia.
OWNER: WILLIE W. WILLIAMS
APPLICANT: WILLIE W. WILLIAMS
NPU-Z COUNCIL DISTRICT 12
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90-DAY DEFERRAL-JANUARY 2011
ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010
6. **U-10-25-** An Ordinance granting a Special Use Permit under the provisions of Section 16-06A.005 (1)(g) for a **PERSONAL CARE HOME**, property located at **505 JAMES P. BRAWLEY DRIVE, S.W.,** fronting approximately 100 feet on the north side of Kennedy Street and approximately 98 feet on the east side of James P. Brawley Drive. Depth: varies. Area: approximately 0.224 acres. Land Lot 111, 14th District, Fulton County, Georgia.
OWNER: HAKIM ALLADIN
APPLICANT: SHIRLEY A. BARKER
NPU L COUNCIL DISTRICT 3
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: DENIAL
ZRB RECOMMENDATION: DENIAL

7. **U-10-26-** An Ordinance granting a Special Use Permit under the provisions of Section 16-06.005 (1)(g) for a **PERSONAL CARE HOME**, property located at **1928 VELMA STREET, S.E.**, fronting approximately 249 feet on the east side of Velma Street and approximately 240 feet on the west side of Turner Road. Depth: varies. Area: approximately 1.50 acres. Land Lot 7, 14th District, Fulton County, Georgia.
OWNER: SOUL HARVEST MIRACLE REVIVAL MINISTRY
APPLICANT: RONNIE JOHNSON
NPU Z COUNCIL DISTRICT 1
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
8. **U-10-29-** An Ordinance granting a Special Use Permit under the provisions of Section 16-17.005 (1)(c) and 16-36.008 (2) for an **AUTOMOBILE SALVAGE YARD**, property located at **804-840 Woodrow Street, S.W.** fronting approximately 780 feet on the south side of Woodrow Street and approximately 100 feet west of the intersection of Woodrow Street and Allene Avenue. Depth: varies. Area: approximately 3.87 acres. Land Lot 106, 14th District, Fulton County, Georgia.
OWNER: BARRY W. GOREN
APPLICANT: CHARLES D. SMITH
NPU S COUNCIL DISTRICT 12
NPU RECOMMENDATION:
S: DENIAL
X: DENIAL
STAFF RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010
ZRB RECOMMENDATION: 30-DAY DEFERRAL-NOVEMBER 2010
1. **Z-10-12-** An Ordinance to rezone from the R-5 (Two-Family Residential) District/HDK (Grant Park Historic District) to the NC-7 (Existing Traditional Neighborhood) District /HDK (Grant Park Historic District), property located at **287 and 289 Little Street, S.E. and 288 Grant Park Place, S.E.**, fronting approximately 120 feet on the east side of Hill Street, approximately 53.50 feet on the north side of Grant Park Place and approximately 53.5 feet on the south side of Little Street. Depth: varies. Area: approximately 0.15 acres. Land Lot 43, 14th District, Fulton County, Georgia.
OWNER: THOMAS "T.L." LEE SPANGLER
APPLICANT: DOUGLAS A. LUEDER
NPU-W COUNCIL DISTRICT 1
NPU RECOMMENDATION: APPROVAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA